

306, 305 25 Avenue SW
Calgary, Alberta

MLS # A2201271



\$285,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 703
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: Electric Range contains European Convection Oven & Air Fryer, Storage Shelving Unit in closet, Kitchen Hutch

This is your opportunity to live in the trendy neighbourhood of Mission minutes away from downtown Calgary. Welcome to this exceptional 2-bedroom, 1-bathroom, top floor, corner unit featuring granite countertops and new stainless-steel appliances (electric range includes European Convection Oven and Air Fryer features). The unit is centered by an inviting living room with a gorgeous wood-burning fireplace. The well sized deck is extremely private with tree coverage while still allowing light to come through. This unit comes with in-suite laundry as well. With the bike path right out your front door, you can be on the Elbow River pathway system and Calgary bike paths and exploring the city in not time! With no neighbours above you, this quiet building will offer you the sanctuary you desire. The building also features secure heated underground parking and bicycle storage. Located steps from countless shops, restaurants, the Elbow River, Calgary Stampede Grounds, the Saddledome, public transit, parks and recreation facilities. Call your favourite Realtor for a private showing today.